ZIP 84040, Layton, Utah.

Current market data.

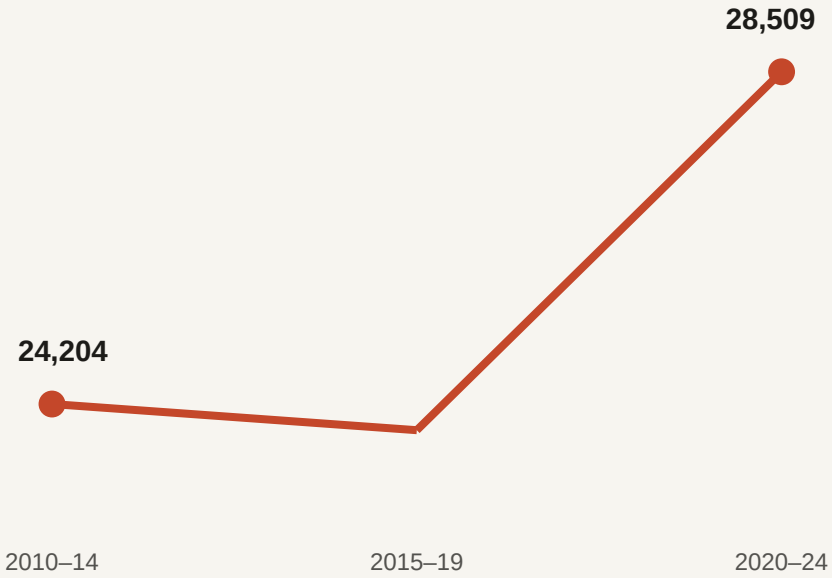
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

28,509 people call ZIP 84040 home.

28,509

people.



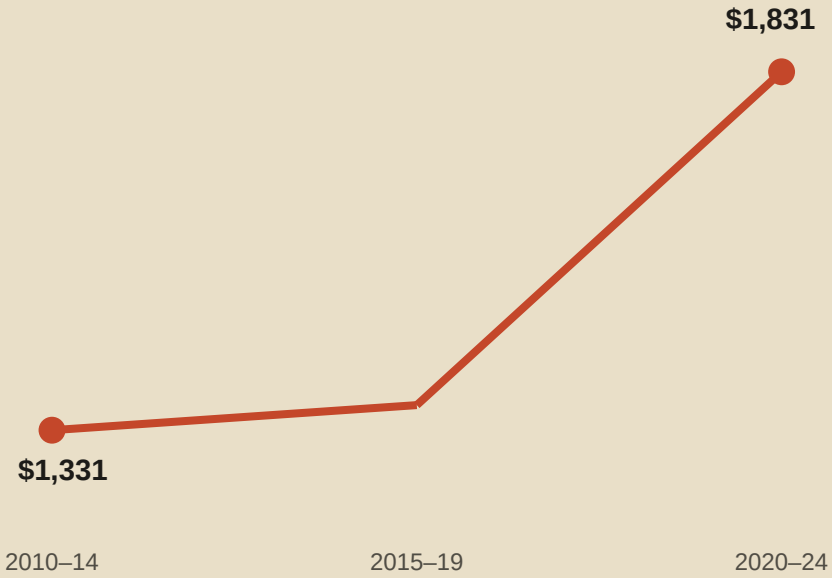
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 38% since the 2010–2014 survey, before inflation.

$1,831

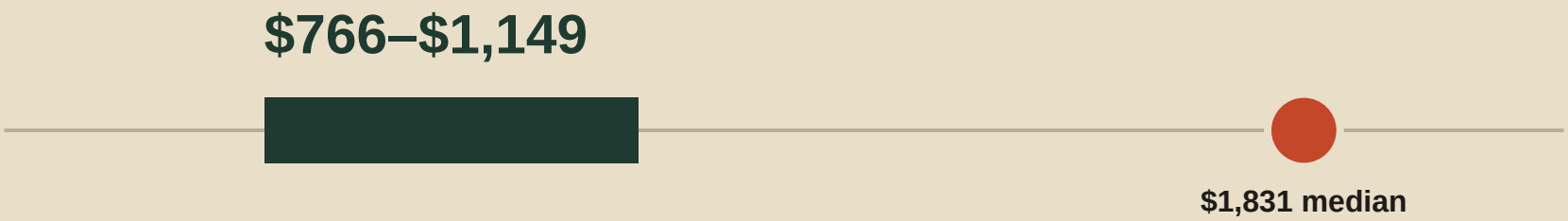
a month. Utah's median is $1,496.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

71% of the housing here was built before 2000.

71%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 9,607 homes here.

18–33

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

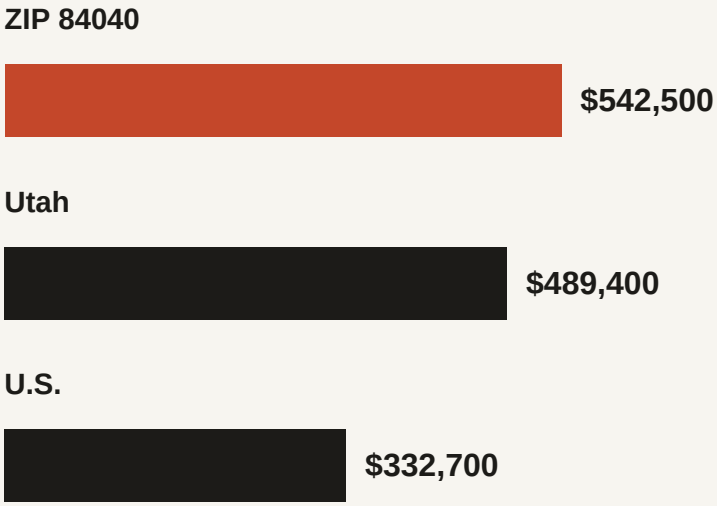
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 11% more than Utah's.

$542,500

median home value in ZIP 84040.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 84040'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/zip/84040/**